

# Residential Energy Score Project


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*Project Overview*

*September 24<sup>th</sup> 2015*

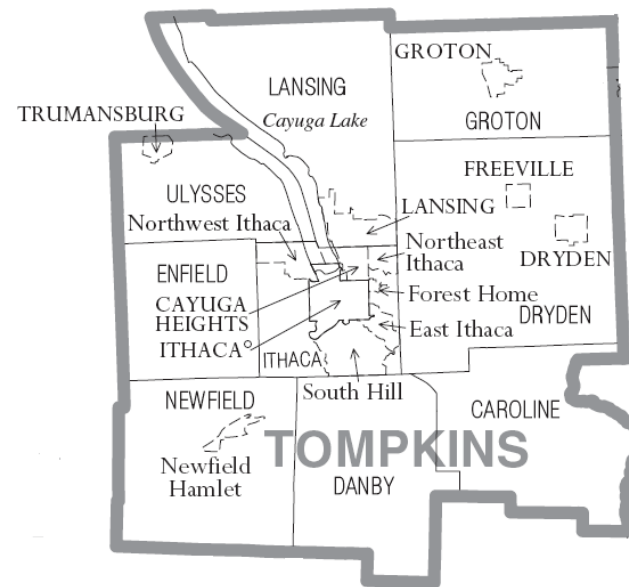
*Emelie Cuppernell*

# Outline

- Residential Energy Score Project Team
  - The Project & Timeline
  - The Value of a Rating
  - Globally/Nationally
  - Concerns
  - Questions/Feedback
- 

# The Residential Energy Score Project Team

- Nick Goldsmith - Sustainability Coordinator, Town and City of Ithaca
- Darby Kiley - Planner, Town of Ulysses
- Paul Hansen—Town of Danby
- Irene Weiser - Town Board Member, Town of Caroline
- Mike Niechwiadowicz - Director of Code Enforcement, City of Ithaca
- Katie Borgella - Deputy Commissioner of Planning, Tompkins County
- Anne Rhodes - Community Organizer, Cornell Cooperative Extension TC
- Emelie Cuppernell – Project Manager, PSD
- Greg Thomas – CEO of PSD





# Buildings Matter

They use over 40% of the energy consumed in the US and we spend 90% or more of our time in them.



# The Big Problem

- Tompkins County has a goal of 80% reductions in green house gas emissions by 2050
  - “Residential buildings account for 20% of all energy used in the U.S., and are responsible for 20% of U.S. greenhouse gas emissions. The use of energy is related to virtually everything we do, or have in our homes.” – Environmental Protection Agency
  - This project is aimed at helping meet the 80% reduction goal
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# Our Project

## Residential Energy Score Project

Developing local Home Energy Rating and Disclosure program

1. The practice of evaluating the relative energy efficiency of a home and making this information known to consumers
2. Goal: raise consumer awareness about energy performance and encourage building energy improvements through greater market transparency

The project is looking at adopting nationally recognized home rating systems into a single local label as part of a home's identity in Tompkins County. The program will start out voluntary with the goal of building to a mandate/ordinance in the near future.

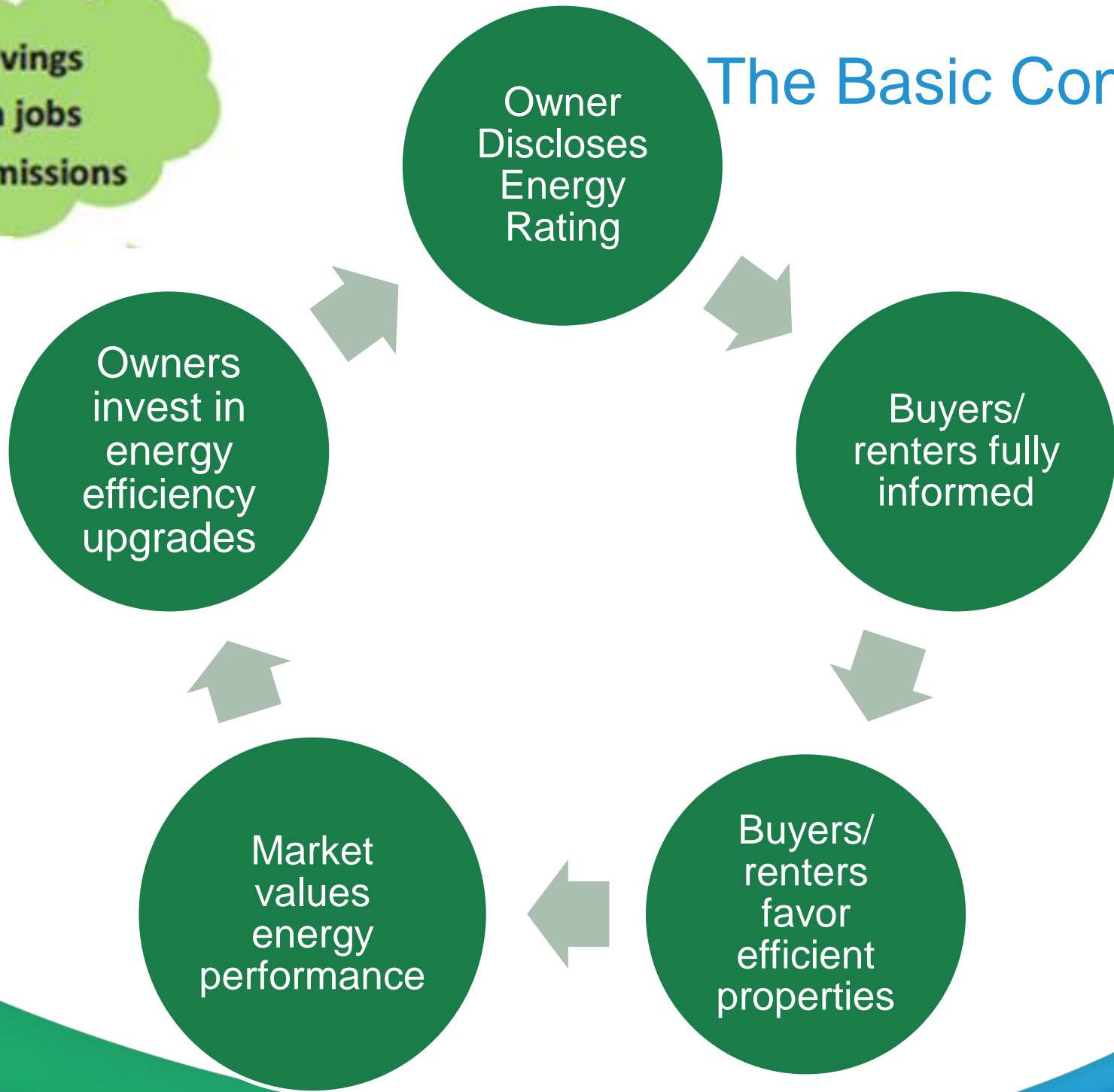
# Timeline

- By the end of March 2016
  - Home Energy Rating and Disclosure Program
  - Implementation Schedule
  - Evaluation Plan



# The Basic Concept

- + Bill savings
- + Green jobs
- CO<sub>2</sub> emissions





phoenix

GO

US > Arizona > Phoenix > Paradise Valley

Refine Search

- For Sale (66)
- Make Me Move (30)
- Recently Sold (172)
- For Rent (20)

Price

253,533 - 380,300

Monthly Payment ?

1,000 - 1,500

Beds

Min - Max

Baths

Min - Max

Home type

- Single Family (31)
- Condo/Apartment (55)
- Multi Family (0)
- Manufactured (0)
- Lots/Land (0)

Listing type

- For Sale by Agent (65)
- For Sale by Owner (1)
- Foreclosures (0)
- New Construction (0)

Show only

- Open Houses
- Price Reductions
- Photos

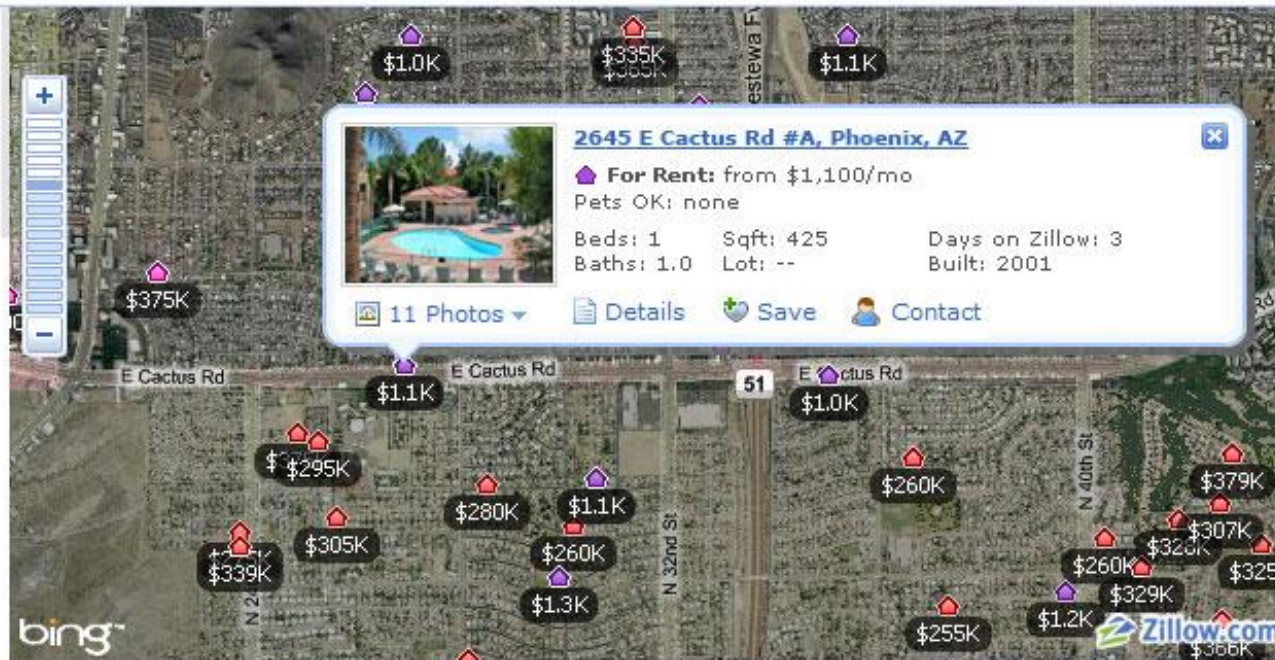
Days on Zillow

Any ▾

Square Feet

Min - Max

Lot Size



**2645 E Cactus Rd #A, Phoenix, AZ**

For Rent: from \$1,100/mo  
Pets OK: none

Beds: 1    Sqft: 425    Days on Zillow: 3  
Baths: 1.0    Lot: --    Built: 2001

11 Photos ▾    Details    Save    Contact

Views ▾    Share ▾    Alerts

Sort by: **Featured** ▾

1 2 3 >



**2645 E Cactus Rd #A, Phoenix, AZ** (Paradise Valley)

For Rent: from \$1,100/mo  
Pets OK: none

Beds: 1    Sqft: 425    Days on Zillow: 3    Condo/Apartment  
Baths: 1.0    Lot: --    Built: 2001    2009 Property tax: \$2,441

11 Photos ▾

Save    Contact



**3936 E Yucca St, Phoenix, AZ** (Paradise Valley)

For Rent: \$1,250/mo  
Pets OK: --

Beds: 3    Sqft: 2,030    Days on Zillow: 26    Single Family  
Baths: 2.0    Lot: 9,965    Built: 1969    2009 Property tax: \$1,599

8 Photos ▾

Save



**3227 E Pershing Ave, Phoenix, AZ** (Paradise Valley)

For Rent: \$1,300/mo  
Pets OK: --

PER  
D E



# VERMONT HOME ENERGY SCORE

The Vermont Home Energy Score ranks a home's total energy use based on typical occupancy and weather in Vermont. **The lower the score, the more energy-efficient the home.**

## REPORT INFORMATION

### SCORE ISSUE DATE:

6/23/13

### ASSESSOR:

John Doe

### ORGANIZATION:

Common Sense Energy

### PHONE:

802-555-1111



## HOME INFORMATION

### LOCATION:

123 Main Street  
Anytown, VT  
05000

### YEAR BUILT:

2002

### SIZE (SQ. FT.):

1,723

### HEATING FUELS USED HOME:

oil, wood

### OTHER ENERGY FEATURES:

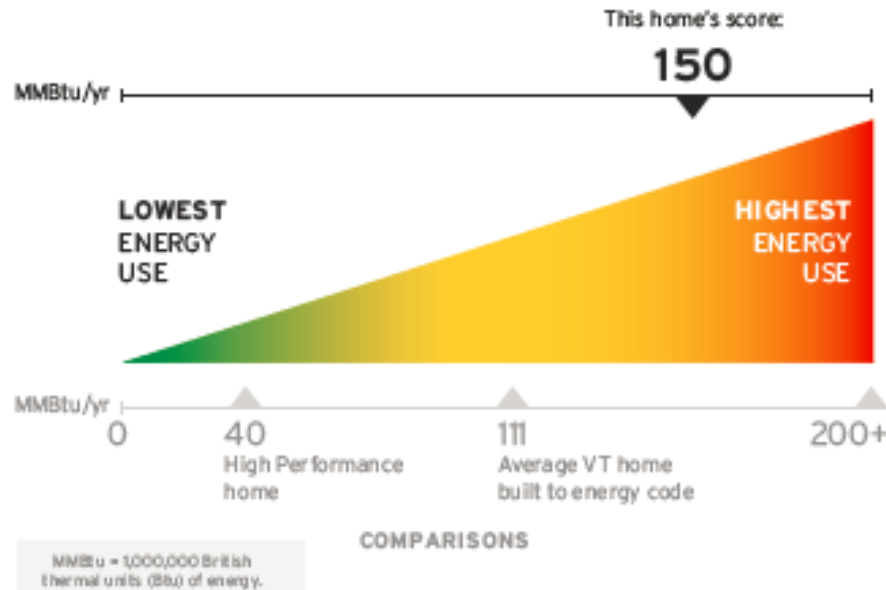
solar hot water

## THIS HOME'S SCORE

# 150

The lower,  
The better.

This reflects the estimated total energy use over the course of a year, placed on a scale of 0 to 200+, from most efficient to least efficient.



## ESTIMATED ANNUAL ENERGY COST\*

# \$4,000

Based on fuels used in this home.

### Oil/Propane

\$2,550

### Electric

\$1,100

### Wood

\$350



\*Energy use and costs are estimates only. Actual usage and costs may vary and are based on many factors such as weather and occupant behavior, including use of wood stoves.

The Vermont Home Energy Score takes into account the energy-efficient features installed in the home on the date the Score was issued, assuming average occupant behavior.

Actual energy use will vary depending on how the building is operated, and costs will vary as fuel prices change over time.



U.S. DEPARTMENT OF ENERGY  
Home Energy Score

TURN THE PAGE TO  
SEE HOW YOU RANK  
NATIONALLY.

# Local Label



## What we have done:

- Assembled Technical Advisory Committee
- Performed Legal Review
- Report on Systems, Programs, Laws and Best Practices, related to Building Energy Rating and Disclosure
- Report on Local Housing Stock, Sales, Retrofits, Available Workforce, NYSERDA Programs
- Various Presentations and Meetings
  - TAC, TCCPI, NEEP in CT, Realtors, Municipal Boards
- Report on challenges and opportunities to address –

In Progress


# Our Technical Advisory Committee

- **Norma Jayne** - Executive Officer , Ithaca Board of Realtors
- **Art Pearce** – Industry guru
- **Joseph Laquatra** - Professor, Department of Design and Environmental Analysis
- **Greg May** - Residential Mortgage Lending and Operations Manager, Tompkins Trust
- **Frank Howe** - Director – Energy Services Department, Tompkins Community Action
- **Scott Reynolds** - Director for Real Estate Development, Ithaca Neighborhood Housing Services
- **Craig Modisher** - Certified Passive House Consultant
- **Brent Katzmann** - Real Estate Broker
- **Lou Vogel** - President Taitem Engineering
- **Sherry Nedrow** - Customer Advocate, NYSEG
- **Carol Chernikoff** - Chief Lending Officer, Alternatives Federal Credit Union
- **Cliff Babson** – Facilities Manager, Ciminelli Real Estate Corporation
- **Diana Drucker** – Realtor, Greenstreet Real Estate
- **Jon Harrod** – President, Snug Planet
- **Kristin Ahlness** – Realtor, Audrey Edelman RealtyUSA
- **Roxanna Marino** - Senior Research Associate, Cornell
- **Will Graeper** - Home Energy Advisor, Halco

## What's next:

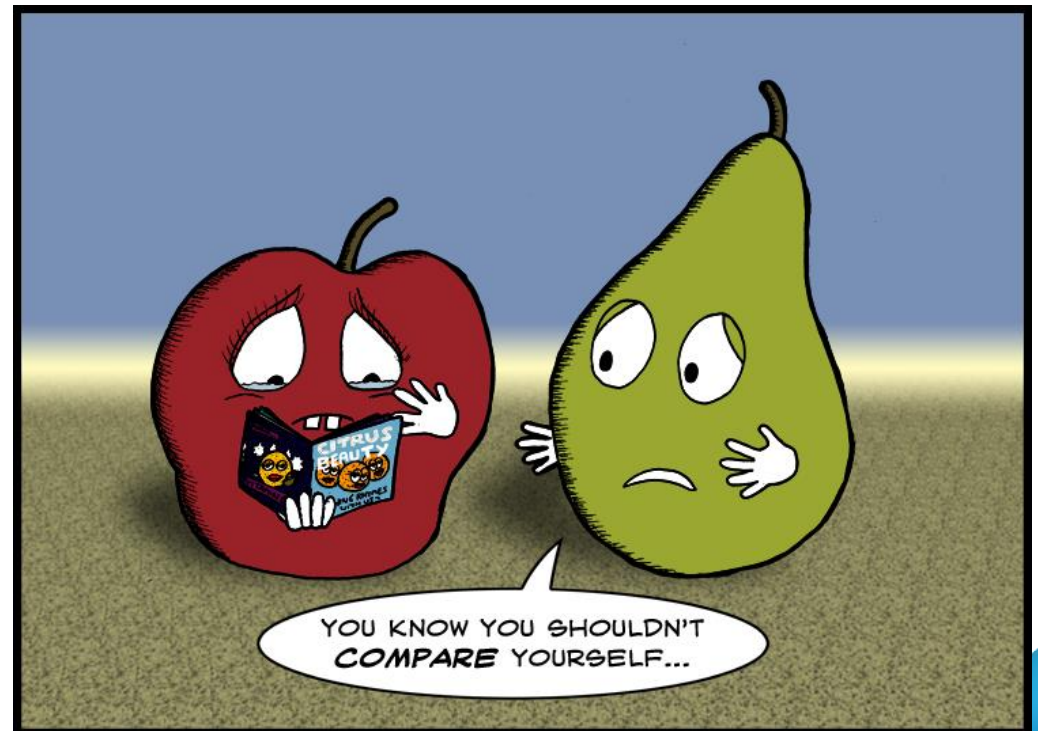
- First Draft of Home Energy Rating Program & Implementation Plan
  - Public Outreach
- Second Draft of Home Energy Rating Program and Implementation Plan
  - Public Outreach
- Final Version of Home Energy Rating Program and Implementation Plan
  - Ask municipalities to vote on endorsement (1<sup>st</sup> quarter 2016)

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# The value of a Rating

- Creating a Standardized Metric
  - A lot of people are involved in a home life cycle
  - We need to be able to talk to each other about home energy in a way that is
    - Consistent
    - Meaningful
    - Understandable
    - Comparable





# Some things are easier to see than others




**Nice countertop**

**VS**



**Nice R-50+ Attic Insulation**

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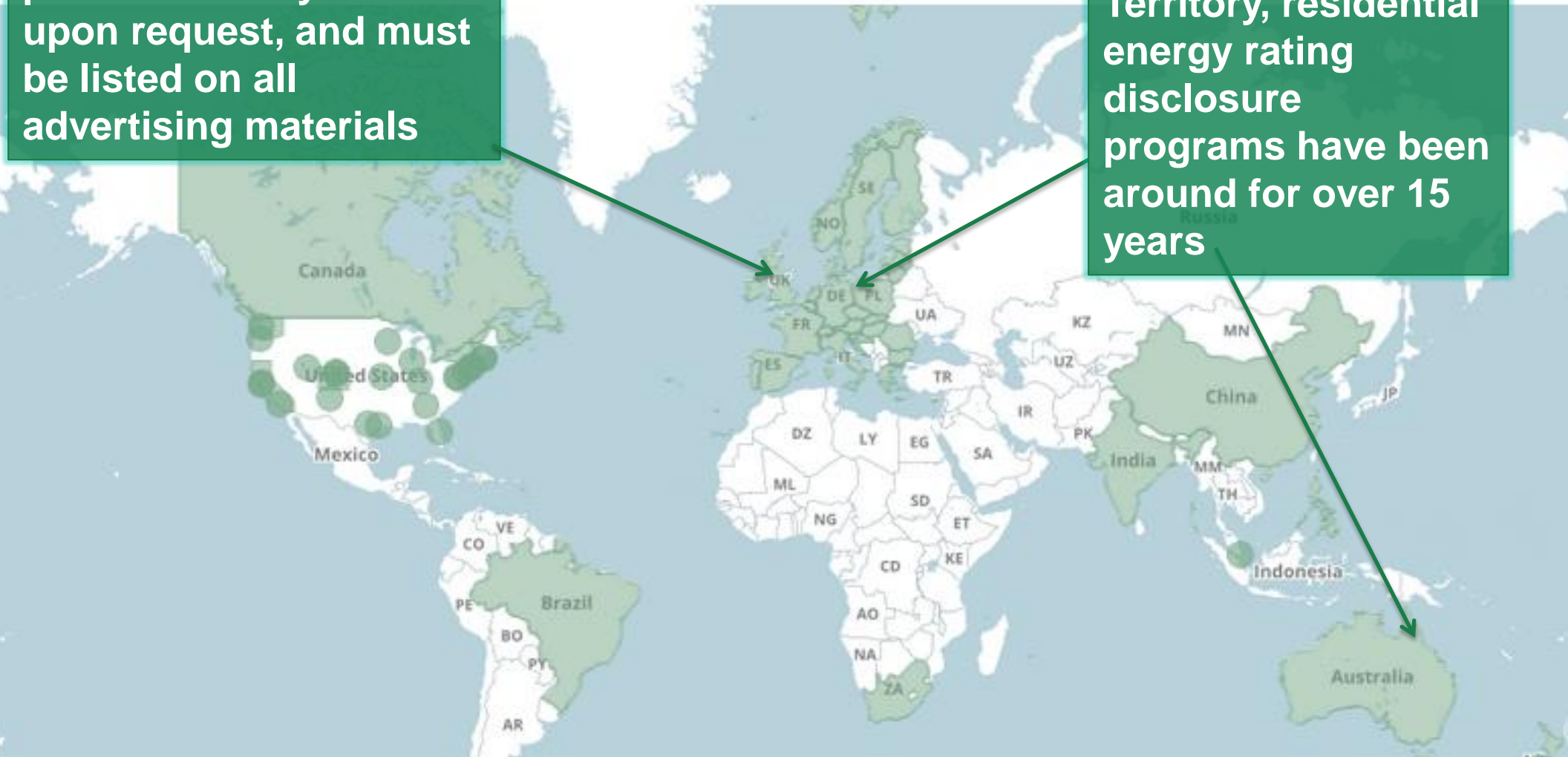
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# Global Efforts in Building Ratings



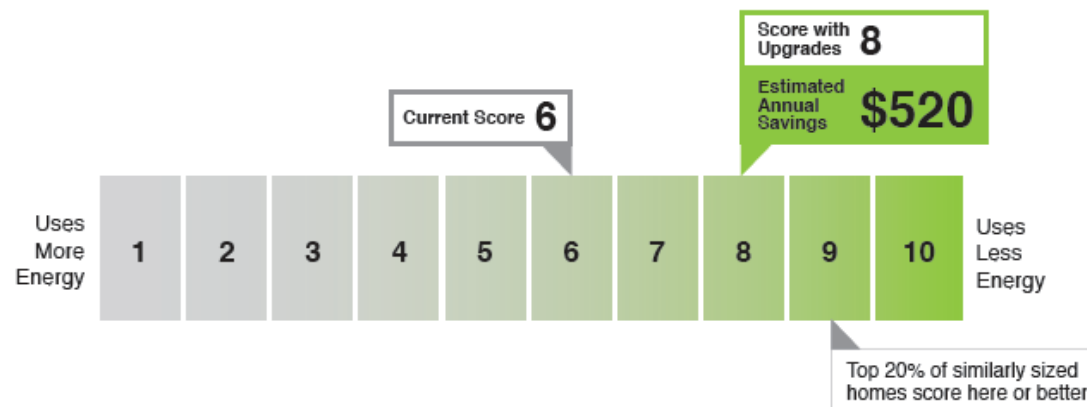
In the United Kingdom homes are rated on a scale from A to G, with A being the most efficient. These labels are provided to buyers upon request, and must be listed on all advertising materials

In some areas like Denmark and the Australia Capital Territory, residential energy rating disclosure programs have been around for over 15 years




## In the United States

Asset Ratings are currently being adopted by a dozen or so states either as a regional pilot initiative or in some cases, like Vermont, Connecticut and Colorado, as part of a state-wide home labeling system.

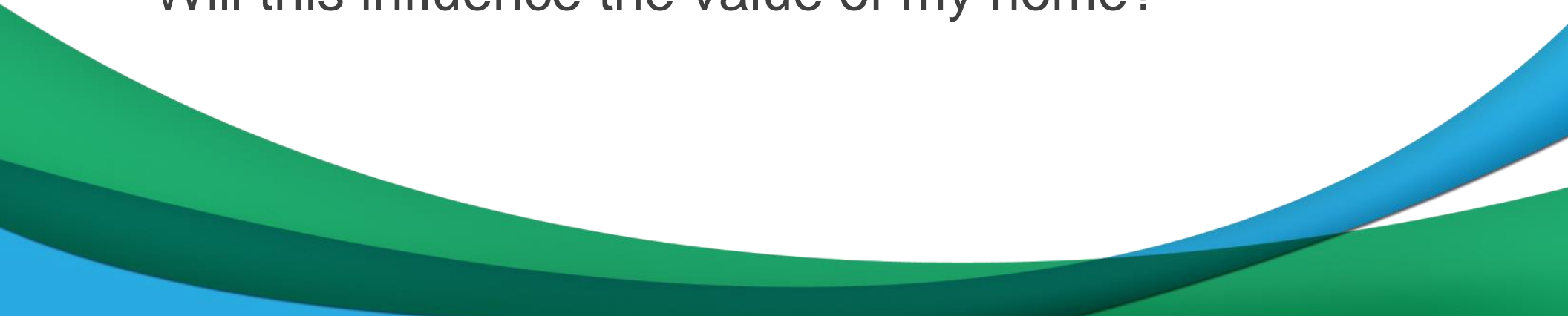


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# Currently and Continually Gathering Feedback to Shape Program

Most frequent Questions and Concerns:

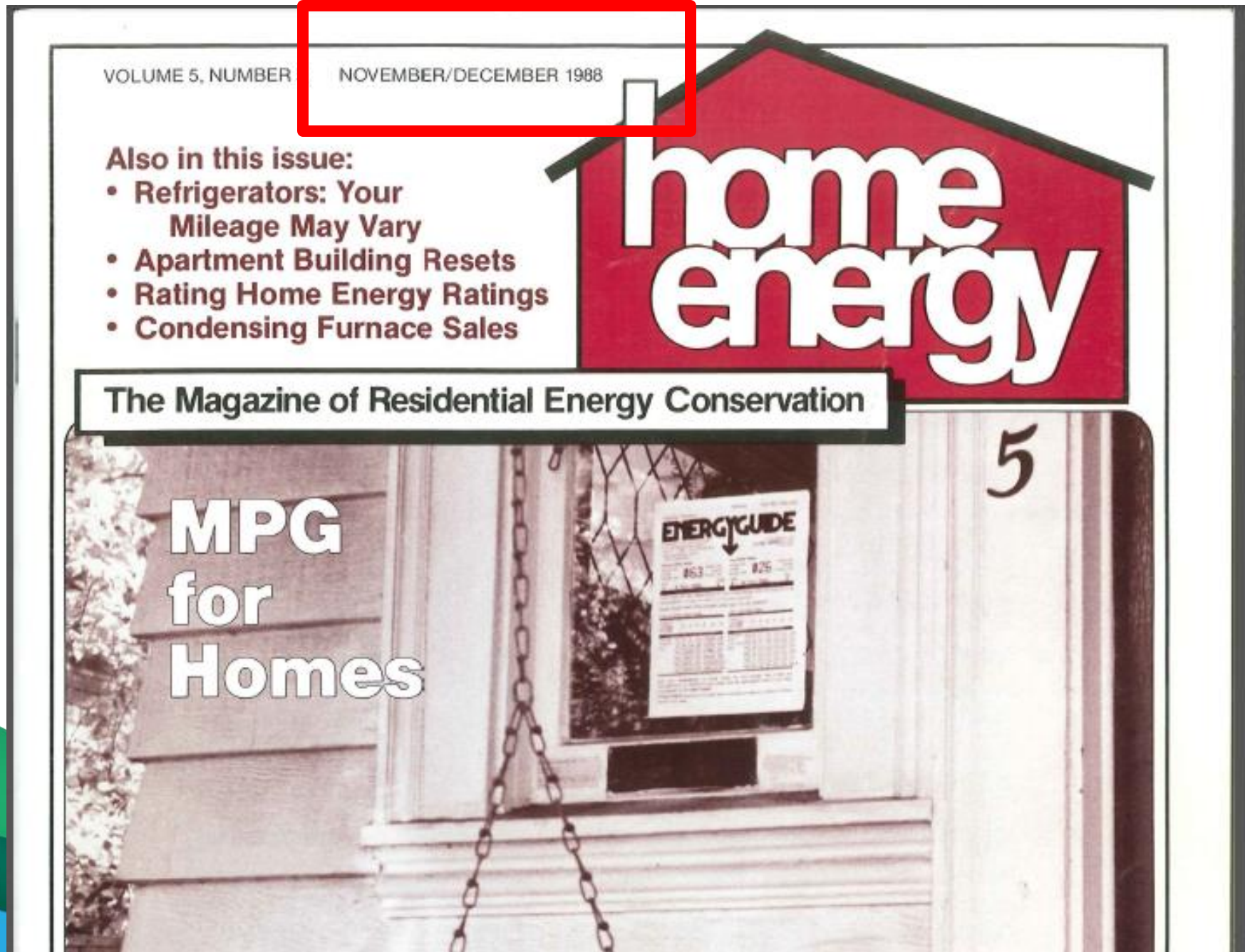
- Could this have a negative impact on the low Income population?
  - Will this add a burden to home sale process?
  - Who will pay for the Rating?
  - Is a Mandate even legal?
  - Will this influence the value of my home?
- 



# Feedback

- What questions do you have about this project?
  - What advice do you have for us regarding this project?
  - What are your thoughts?
  - Big Obstacles or Opportunities?
- 

It takes time for an idea to catch on....





# Contact Us

The background features several overlapping, wavy bands of color. From top to bottom, there is a light green band, a dark green band, a blue band, and another light green band. These bands curve across the page, creating a dynamic, abstract design.

Emelie Cuppernell – Project Manager

607-277-6240 x 277

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